

1 PHILLIP A. TALBERT  
United States Attorney  
2 HEIKO P. COPPOLA  
KEVIN C. KHASIGIAN  
3 Assistant U. S. Attorneys  
501 I Street, Suite 10-100  
4 Sacramento, CA 95814  
Telephone: (916) 554-2700  
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8 IN THE UNITED STATES DISTRICT COURT  
9 EASTERN DISTRICT OF CALIFORNIA  
10

11 UNITED STATES OF AMERICA,

2:22-CR-00161-JAM

12 Plaintiff,

13 v.

NOTICE OF RECORDING  
OF LIS PENDENS

14 JAMES MECHAM,  
KURT STOCKS, and  
15 HEIDI EDWARDS,

16 Defendants.  
17

18 NOTICE IS HEREBY GIVEN, that on August 10, 2022, the United States recorded a Lis  
19 Pendens with the El Dorado County Recorder as Document Number 2022-0033223, for real property  
20 located in El Dorado County at 2489 Highland Hills Drive, El Dorado Hills, California, APN: 126-190-  
21 027-000. A copy of the recorded lis pendens is attached hereto as Exhibit A.

22 Dated: 5/5/2023

PHILLIP A. TALBERT  
United States Attorney

23  
24 By: /s/ Kevin C. Khasigian  
25 KEVIN C. KHASIGIAN  
Assistant U. S. Attorney  
26  
27  
28

**CERTIFICATE OF SERVICE BY MAIL**

The undersigned hereby certifies that he is an employee in the Office of the United States Attorney for the Eastern District of California and is a person of such age and discretion to be competent to serve papers.

That on 5/5/2023, she served a copy of the **Notice of Recording of Lis Pendens** by placing said copy in a postpaid envelope addressed via certified mail to the persons hereinafter named, at the places and addresses stated below, which are the last known addresses, and by depositing said envelope and contents in the United States Mail at Sacramento, California.

Addressee(s):

Phoenician Holdings, LP  
c/o Magenta Corporate Services, Inc.  
101 S. Rainbow Blvd., Ste 13  
Las Vegas, NV 89145

Jenny Mecham  
2489 Highland Hills Drive  
El Dorado Hills, CA 95762

Solarcity Finance Company, LLC  
3500 Deer Creek Road  
Palo Alto, CA 94304

Jammy Jeglia

# **EXHIBIT A**

Electronically Recorded in Official Records  
County of El DoradoJanelle K. Horne  
Recorder-Clerk**Recording Requested by**  
**Simplifile on behalf of:**  
UNITED STATES**DOC# 2022-0033223**

08/10/2022

Titles: 1 Pages: 4

12:58 PM

Fees	\$25.00
Taxes	\$0.00
CA SB2 Fee	\$0.00
<b>Total</b>	<b>\$25.00</b>

GL

**Original prepared by:**

NAME: United States Attorney's Office  
Attn: Asset Forfeiture Unit

ADDRESS 501 I Street, Suite 10-100  
CITY, Sacramento, California 95814  
STATE, ZIP (916) 554-2768

**LIS PENDENS - NOTICE OF PENDING ACTION**☐

Exempt from fees per Government Code Sections 6103 and 27383

☒

Exempt from SB2 fees per Government Code Section 27388.1(a)(2)(D)

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8 IN THE UNITED STATES DISTRICT COURT  
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11 UNITED STATES OF AMERICA,

12 Plaintiff,

13 v.

14 JAMES MECHAM,  
KURT STOCKS, and  
15 HEIDI EDWARDS,

16 Defendants.  
17

2:22-CR-00161-JAM

LIS PENDENS  
NOTICE OF PENDING ACTION  
[C.C.P. § 405]

Recorded Owner: Phoenician Holdings, LP, a  
Nevada limited partnership

18 NOTICE IS HEREBY GIVEN, pursuant to Section 405 of the California Code of Civil  
19 Procedure, that the above-entitled action concerns and affects the following real property located at  
20 2489 Highland Hills Drive, El Dorado Hills, California, El Dorado County, **APN: 126-190-027-000**,  
21 and more fully described as:

22 All that certain real property situated in the State of California, County of El Dorado,  
23 unincorporated area, described as follows:

24 LOT 66, AS SHOWN ON THE OFFICIAL MAP OF HIGHLAND VILLAGE UNITS 1 AND  
2, FILED IN THE OFFICE OF THE COUNTY RECORDER OF EL DORADO COUNTY,  
25 STATE OF CALIFORNIA, ON SEPTEMBER 13, 1984, IN MAP BOOK G, PAGE 18.

26 EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL  
OIL, GAS, HYDROCARBONS, THERMAL ENERGY AND OTHER MINERALS LYING  
27 AT A DEPTH BELOW 500 FEET FROM THE SURFACE OF SAID LAND, WITH THE  
RIGHT OF ENTRY BELOW A DEPTH OF 500 FEET, AS RESERVED IN THE DEED  
28 FROM JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, A

MASSACHUSETTS CORPORATION TO VILLAGE VENTURE, A CALIFORNIA PARTNERSHIP, RECORDED MAY 1, 1981 IN BOOK 1975, PAGE 40, AND RECORDED MARCH 31, 1982 IN BOOK 2063, PAGE 491, OFFICIAL RECORDS.

Said action was commenced on July 28, 2022, and a Bill of Particulars was filed on August 10, 2022, in the above-named court by the United States of America, plaintiff, against **James Mecham**. Said action is now pending in the above-named court.

The object of plaintiff's action is the criminal prosecution of James Mecham, and the criminal forfeiture of the above-referenced real property to the United States pursuant to 18 U.S.C. §§ 981(a)(1)(C) and 982(a)(1), and 28 U.S.C. § 2461(c). Phoenician Holdings, LP, a Nevada limited partnership, is the recorded owner of the above-referenced real property.

If the plaintiff's action is successful, title to the subject real property will vest in the United States pursuant to 18 U.S.C. §§ 981(a)(1)(C) and 982(a)(1), and 28 U.S.C. § 2461(c).

Dated: 9/10/2022

PHILLIP A. TALBERT  
United States Attorney

By: 

KEVIN C. KHASIGIAN  
Assistant U.S. Attorney

### ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

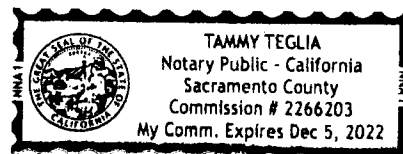
County of Sacramento }

On 9/10/2022, before me, Tammy Teglia, Notary Public, personally appeared Kevin C. Khasigian, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Tammy Teglia



**CERTIFICATE OF SERVICE BY CERTIFIED MAIL**

The undersigned hereby certifies that he is an employee in the Office of the United States Attorney for the Eastern District of California and is a person of such age and discretion to be competent to serve papers.

That on 8/10/2022, she served a copy of the **Lis Pendens Notice of Pending Action** by placing said copy in a postpaid envelope addressed via certified mail to the persons hereinafter named, at the places and addresses stated below, which are the last known addresses, and by depositing said envelope and contents in the United States Mail at Sacramento, California.

Addressee(s):

James Mecham  
c/o Thomas A. Johnson  
400 Capitol Mall, Suite 2560  
Sacramento, CA 95814

Phoenician Holdings, LP  
c/o Magenta Corporate Services, Inc.  
101 S. Rainbow Blvd., Ste 13  
Las Vegas, NV 89145

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Jenny Mecham  
2489 Highland Hills Drive  
El Dorado Hills, CA 95762

Solarcity Finance Company, LLC  
3055 Clearview Way  
San Mateo, CA 94402

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